

4.3 PUBLIC SERVICES

4.3.1 Setting

Fire Protection Service and Hazards

The Santa Barbara County Fire Department (SBCFD) provides fire suppression, fire prevention, and life safety services to all unincorporated areas of Santa Barbara County which includes the entire Plan Area. This includes all urban, inner rural, and rural areas within the Plan Area. Additionally, they provide services for the Cities of Goleta, Solvang, and Buellton. In the Santa Ynez Valley region of the County, the SBCFD operates three fire stations, Fire Stations 30, 31 and 32. Station 30 is located at 1644 Oak Street in the City of Solvang, Station 31 is located at 168 West Highway 246 in the City of Buellton, and Station 32 is located at 906 Airport Road at the Santa Ynez Airport. These fire stations are staffed 24 hours a day, 365 days a year.

The SBCFD employs the following two standards with respect to the provision of fire protection services (SBCFD, 2008):

1. A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 in population is considered “ideal,” although a ratio (including rural areas) of one firefighter per 4,000 population is the maximum population that can be adequately served.
2. The second fire protection standard is a 5-minute response time in urban areas. This incorporates the following NFPA response-time objectives:
 - a) One minute (60 seconds) for turnout time
 - b) Four minutes (240 seconds) or less, for the arrival of the first-arriving engine company

Currently there are four (4) firefighters on duty at all times at Fire Stations 31 and 32 respectively and three (3) firefighters on duty at all times at Fire Station 30¹. The current firefighter to population ratio in the Santa Ynez Valley area is 1:2,029 (based on an estimated current population of 23,000, Santa Barbara County Regional Growth Forecast, 2007).

In addition to fire protection services, the SBCFD provides First Responder Emergency Medical Services in the event of a medical emergency. Each firefighter is a certified Emergency Medical Technician (EMT) and Fire Stations 31 & 32 each have a full time firefighter/paramedic assigned as well. Ambulance service is provided by American Medical Response through contract with Santa Barbara County.

¹ The fourth firefighter on duty at Station 31 in the City of Buellton is a “firefighter/paramedic” position and is a result of an agreement between the County Fire Department and the City of Buellton whereby the City pays for a share of this fourth position and service. The fourth firefighter at Station 32 is also a “firefighter/paramedic” and the result of an agreement between the Santa Barbara County Board of Supervisors and the Santa Ynez Band of Chumash Indians (SYBCI). In order to provide for public safety and offset the increased cost of emergency services due to the casino expansion, the Santa Ynez Band of Chumash Indians has funded this additional firefighter/paramedic from April 2002 to June 2008. It is expected that this position will continue to be funded by the SYBCI after 2008.



The SBCFD, as a standard practice, responds with a minimum of 3 fire engines and one battalion chief to all structure fires in the Plan Area. Standard response to brush fires is 4 brush trucks, 2 bulldozers, 1 helicopter, 1 hotshot crew, and one water tender.

The SBCFD is striving to obtain a minimum of four (4) firefighters on each engine company in Santa Barbara County. This standard is required by the National Fire Protection Association (NFPA) guidelines which state that engine companies shall be staffed with a minimum of four on-duty personnel (NFPA, 5.2.3.1.1). This is especially important in areas like the Santa Ynez Valley due to the longer response times from outlying fire stations.

CAL-OSHA requires that a minimum of two firefighters, operating as a team, conduct interior firefighting operations. In addition, a minimum of two firefighters must be positioned outside and remain capable of rapid intervention and rescue if needed. This is also known as the State of California's "Two-In, Two-out" law [29 CFR 1910.134(g)(4)]. If there are only three firefighters assigned to a fire engine, that engine company must wait for additional back-up to arrive before being able to engage in interior firefighting operations in order to be in compliance with State OSHA regulations.

The level of fire service for the Santa Ynez Valley currently provided by Station 32 falls within the requirements for meeting the population to firefighter ratios, however urbanized areas such as Ballard and Los Olivos are outside of the required five-minute emergency response time criteria as set forth by NFPA.

The outbreak and spread of wildland fires within the Community Plan Area is a potential danger, particularly during the dry summer and fall months. The buildup of understory brush, which under natural conditions would be periodically burned off, provides fuel to result in larger more intensive fires. Various factors contribute to the intensity and spread of wildland fires: humidity, wind speed and direction, vegetation type, the amount of vegetation (fuel), and topography. The topography, climate, and vegetation of much of the Plan Area are conducive to the spread of wildland fires. The area contains extensive grasslands and oak woodlands. The vast majority of the Plan area is designated as High Fire Hazard by the State of California². Refer to Section 4.7 *Fire Hazards* for a discussion on wildland and urban fire hazards in the Community Plan area.

Urban fires are primarily those associated with structures and the activities in and around them, and by their nature, they occur in areas with a high density of human occupation and property. Most urban fires are caused by human activity. Over the years, development standards have become more stringent to reduce the frequency and severity of such events. Local ordinances often prohibit the use of fire-prone materials, such as shake-shingle roofs. Electrical standards have also changed to reduce fire risk inside structures. Smoke detectors are now required by the California Building Code. Utility facilities also present a potential urban fire hazard. Earthquakes or floods may rupture buried gas lines, while high winds or accidents could cause overhead electric lines to break. Either condition could result in a fire. Catastrophic earthquakes

² In conjunction with the adoption of the Wildland-Urban Interface code, CAL FIRE has adopted updated Fire Hazard Severity Zone maps for areas of California where the state has fiscal responsibility for fire suppression efforts (SBCFD, 2008).



could cause widespread urban fires, as multiple gas and electrical lines could be broken or disrupted.

Santa Ynez Valley Police Protection Service

The Santa Barbara County Sheriff’s Department (SBCSD), North County Operations Division, provides law enforcement services to the entire Plan Area, while the California Highway Patrol (CHP) provides secondary police protection. Two Sheriff’s Department stations are located within the planning area at 140 W. Highway 246 in Buellton and 1745 Mission Drive in Solvang. These stations double as police departments for their respective cities, but are staffed by the Sheriff’s Department through contract with the County. One Deputy from each station patrols each of the cities. Two additional deputies operate out of the Solvang Station and are responsible for patrolling the majority of the unincorporated regions of the Santa Ynez Valley. The deputies provide backup support to each of the area if needed. In addition, to these four deputies, a Sergeant or Senior Deputy and a Community Resource Deputy are on duty to provide additional support and work in the Santa Ynez Valley Area. Finally, a School Resource Deputy works primarily on the Santa Ynez Valley High School Campus during the week days. Table 4.3-1 shows a profile of police services in the Plan Area.

Table 4.3-1 Patrol Duty in Buellton and Solvang

Location	Deputies on Duty	Deputies on Patrol in County Areas	Sergeant or Senior Deputy on Duty	Community Resource Deputy	School Resource Deputy
Buellton	1	-	-	1	-
Solvang	1	2	1	1	1*

** The Sherriff’s department has converted their D.A.R.E personnel to School Resource Deputy assigned primarily to the Santa Ynez High School campus. This specialized staff person works solely with school violations and training/mentoring and is not involved in routine area patrol duties.*

In addition to the County Sheriffs, The California Highway Patrol Provides law enforcement services in the Valley by responding to accidents and vehicle code enforcement along Highway 101 and State Routes 154 and 246. The Sheriff’s Department participates in Mutual Aid Agreements with the Highway Patrol and rangers from the California Department of Fish and Game and the Los Padres National Forest. These agreements allow law enforcement personnel from other agencies to provide support in times of need.

Santa Ynez Valley Public Schools

Within the County of Santa Barbara, there are six public school districts located in the Santa Ynez Valley Community Plan Area. These school districts include:

- Ballard School District (Ballard School K-6)
- Buellton Union School District (Jonata School, K,4-8; Oak Valley Elementary School 1-3)
- College School district (College School, K-1; Santa Ynez School; 2-8 and Santa Ynez Charter School K-8)
- Los Olivos School District (Los Olivos School, K-8; Olive Grove Charter School, K-12)



- Santa Ynez Valley Union High School District (Santa Ynez Valley Union High School, 9-12; Refugio High School, 10-12)
- Solvang School District (Solvang Elementary, K-8)

Typically, students who live in the Santa Ynez Valley attend the school of the District in which they live in for elementary and junior high school. The Santa Ynez Valley Charter School accepts some out of district pupils. All students then attend Santa Ynez Valley Union High School, with a small number of students attending Refugio High School for grades 10-12. Students in the Ballard School District attend Junior High at the Los Olivos School. AHOD sites A, B, and C are within the College School District, and AHOD Site D is in the Solvang School District. Table 4.3-2 shows school enrollment and changes in enrollment for all six districts within the Santa Ynez Valley.

Table 4.3-2 School Enrollment in the Santa Ynez Valley

School District/School	Grades Served	2000/2001 Enrollment	2007/2008 Enrollment	School Percent Change	District Percent Change
Ballard Elementary District					-21%
Ballard Elementary	K-6	141	112	-21%	
Buellton Union Elementary District					+4%
Jonata Elementary	K-8	634	230	-63%	
Oak Valley Elementary	K-5	N/A	431	N/A	
College Elementary District					-25%
College Elementary	K-1	184	74	-59%	
Santa Ynez Elementary	2-8	399	176	-56%	
Santa Ynez Charter	K-8	N/A	182	N/A	
Los Olivos Elementary District					+11%
Los Olivos Elementary	K-8	316	258	-18%	
Olive Grove Charter	K-12	N/A	100*	N/A	
Solvang Elementary District					-15%
Solvang Elementary	K-8	657	557	-15%	
Santa Ynez Valley Union District					2%
Santa Ynez Valley Union High	9-12	1,058	1,088	3%	
Refugio High	10-12(cont)	47	39	-17%	
TOTAL:		3,436	3,247	-5%	-5%

Source: California Department of Education, <http://www.ed-data.k12.ca.us/welcome.asp>

*Based on personal communication with the Olive Grove Charter headquarters. This number is the maximum capacity for the school facility located in Los Olivos, actual enrollment rates fluctuate throughout the school year. Additionally, the total enrollment of Olive Grove Charter is approximately 430, several of the school facilities were not included because they are not located in the Santa Ynez Valley Community Plan Area.

Public Schools Regulatory Setting

Operating revenue provided to school districts is generated by local property taxes accrued at the state level and then allocated to each school district based on average daily student attendance. Because state funding for capital improvements has historically lagged behind enrollment growth, physical improvements to accommodate new students are funded primarily



by fees assessed on development projects. In 1990, School Facilities Legislation (California Government Code § 65995) was enacted to generate revenue for school districts for capital acquisitions and improvements. This fee is divided between the primary and secondary schools and is termed a Level One fee, or basic fee³.

In the past, statutory limitations regarding the payment of development fees to school districts were placed on projects that did not require quasi-legislative approvals, such as zoning amendments, rezoning, plan amendments, specific plans, and development agreements, as decided in the *Mira, Hart, and Murietta* State Supreme Court cases. In cases where projects required quasi-legislative approvals, the Courts allowed local agencies to collect additional fees as mitigation measures under CEQA. However, the November 1998 passage of Proposition 1A, and the funding made available through its passage, required the implementation of Senate Bill 50 (SB 50), and eliminated the additional funding allowed per the *Mira, Hart, and Murietta* cases for quasi-legislative approvals. Instead, SB 50 provides for Level Two and Level Three fees for residential development; these fees are in addition to the above Level One fees. Level Two fees require the developer to provide one-half of the costs of housing students in new schools, while the state would provide the other half. Level Three fees require the developer to pay the full cost of housing the students in new schools and would be implemented when no more State funding is available.

Districts must meet two sets of requirements in order to levy Level Two or Three fees. The first set consists of: (1) being eligible for state funding of new construction; and (2) making “a timely application to the State Allocation Board for new construction funding.” The first item must establish that the district has inadequate capacity to accommodate its enrollment. The second item is intended to ensure that the district participates in the State program in addition to seeking supplemental mitigation from developers.

The second set of requirements is also intended to ensure that the district is severely stressed for enrollment capacity and is taking steps to meet the need. Four conditions indicating local effort are specified below. The district must demonstrate two of these conditions in order to impose Level Two/Three fees. Briefly summarized, the four conditions are:

1. *The district has a substantial enrollment on a multi-track, year-round schedule;*
2. *A local school general obligation bond measure within the previous four years has received a majority vote;*
3. *The district has incurred a specified level of debt; and*
4. *20% of the district’s teaching stations are relocatable classrooms.*

The imposition of Level Three fees is triggered by an official assertion from the State Allocation Board that no more new school construction funds are available for apportionment from the State. The passage of Proposition 55 in March 2004, which authorizes more than \$12 billion in funding for the construction and modernization of schools, therefore makes the imposition of Level Three fees unlikely for several years.

³ As of January 2008, the State Allocation Board authorized its latest adjustment for inflation of Level 1 fees, the current base amount is \$2.67 per square foot for residential and \$0.47 per square foot for commercial and industrial construction.



Santa Ynez Valley Solid Waste Setting

Tajiguas Landfill, located on the Gaviota Coast, is the only landfill servicing the entire Community Plan Area. Tajiguas is a County owned and operated facility, receiving non-recyclable solid waste from around the County. It is a Class III landfill, meaning that it can accept most non-hazardous wastes. The landfill is approximately 357 acres in total size, with 118 acres of disposal area. Tajiguas is not open to the public; self hauled waste can be disposed of at the Santa Ynez Valley Recycling and Transfer Station (located approximately two miles north of the township of Los Olivos) which is subsequently transported to the Tajiguas Landfill for disposal. Tajiguas is currently permitted to accept up to 1,500 tons of waste per day. The landfill is estimated to reach its capacity in the year 2022 (California Integrated Waste Management Board, Solid Waste Information System, Facility Site Summary Details, 2008). The Foxen Canyon Landfill was closed in 2003 and converted into the transfer station mentioned above. Both Ballard Canyon Landfill and the Santa Ynez Landfill have also ceased landfill operations.

The Public Works Department Resource Recovery & Waste Management Division (Division) is responsible for planning and implementing waste collection and recycling programs throughout the County. The Division contracts with private waste haulers to provide waste collection services. Waste collection in the Plan Area is provided by contract with Health Sanitation Services (HSS), a solid waste collection and recycling company. HSS provides trash and recyclable collection service for the Plan Area townships of Ballard, Los Olivos, and Santa Ynez, as well as the Cities of Buellton and Solvang. All curbside collection containers are furnished by HSS, including trash, organic, and recyclable containers. Trash is collected weekly and recyclables and organic materials are collected every other week.

One of the primary goals of the Division is to divert recyclable waste from County Landfills. The Plan Area diverts approximately 59% of solid waste from landfills. This exceeds the 50% requirement of the Integrated Waste Management Act.

Household hazardous wastes are materials containing toxic substances that are commonly used in and around residential households. These substances require extra care to ensure proper disposal and cannot be deposited into landfills. To ensure that these products do not end up in County landfills, the Public Works department holds household hazardous waste Collection Days for residents of the Santa Ynez Valley. Residents of the planning area can also bring antifreeze, batteries, motor oil, and latex paint to the Santa Ynez Valley Recycling and Transfer Station for proper disposal on Saturday mornings. These materials are then transported to various disposal companies.

Solid Waste Regulatory Setting

The California Integrated Waste Management Act requires cities to have developed a source reduction element to provide strategies for diverting at least 50% of all solid waste from County landfills by the year 2000. Waste collected at the Chumash reservation and Casino is included in the total waste generated by the County and is therefore subject to the state mandated 50% diversion goal.



Long range waste management and recycling plans are prepared by the Division in accordance with State mandates. The California Integrated Waste Management Plan of 1989 requires Counties and Cities to produce a number of documents outlining current and future waste management and recycling programs. These documents describe the programs and policies that jurisdictions will employ to meet waste management and recycling goals. Table 4.3-3 contains information on the various documents the County produces to accomplish its waste management goals and fulfill its state mandated requirements.

Table 4.3-3 Components of the County Integrated Waste Management Plan

Document	Purpose
Countywide Integrated Waste Summary Plan	Aggregates all elements of the county wide solid waste management planning process
Source Reduction and Recycling Element	Outlines policies designed to divert solid waste from landfills and reduce the waste stream
Countywide Siting Element	Addresses expansions of existing waste management facilities and potential sites for future facilities
Multi-Jurisdictional Non-Disposal Element	Describes new non-disposal facilities and expansions of existing facilities.
Countywide Household Hazardous Waste Element	Establishes a plan for the management of household hazardous waste within the County

4.3.2 Impact Analysis

Methodology and Significance Thresholds

Fire Protection Service. Information on current service demands and available staff and equipment was provided by Captain Martin Johnson of the Santa Barbara County Fire Department (SBCFD, 2008). The County of Santa Barbara Environmental Thresholds and Guidelines Manual does not include specific significance thresholds for impacts to fire protection services. SBCFD, however, considers the maximum acceptable service ratio as 1 on duty firefighter per 4,000 residents and a maximum response time to emergency calls in urbanized areas of 5 minutes. With respect to SBCFD service ratios, according to Appendix G of the CEQA guidelines, a significant impact would occur if a proposed project would decrease adopted service ratios such that it would require new or physically altered facilities, the construction of which could cause significant environmental impacts.

Police Protection Service. Information on current service demands and available staff and equipment was provided by Chief Deputy Jim Peterson, Commander Burns and Lieutenant Reinstadler of the Santa Barbara County Sheriff’s Department (SBCSD, 2007). The County of Santa Barbara Environmental Thresholds and Guidelines Manual does not include specific significance thresholds for impacts to police protection services. SBCSD, however, considers one law enforcement officer per 1,200 residents to be “optimal” and strives for a maximum response time to emergency calls of 5 minutes. With respect to SBCSD service ratios, according to Appendix G of the CEQA guidelines, a significant impact would occur if a proposed project would decrease adopted service ratios such that it would require new or physically altered facilities, the construction of which could cause significant environmental impacts.



Public Schools. Information on school facilities was primarily collected from administrators at Ballard Elementary District, Buellton Union Elementary District, College Elementary District, Los Olivos Elementary District, San Ynez Valley Union District, and Solvang Elementary District, and from the California Department of Education. According to the Santa Barbara Environmental Thresholds and Guidelines Manual, a significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom. This assumes 29 students per classroom for elementary/junior high students, and 28 students per classroom for high school students, based on the lowest student per classroom loading standards of the State school building program. This threshold is to be applied in those school districts which are currently approaching, at, or exceeding their current capacity. A project's contribution to cumulative schools impacts will be considered significant if the project-specific impact as described above is considered significant. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization."

There are six school districts within the Community Plan area. In order to determine the potential impact of the 20-year Community Plan build-out on public schools, the future growth pattern was developed by evaluating historical growth patterns and available vacant, sub-dividable, and underdeveloped lands⁴. The estimate of the projected future residential growth was combined with data on student generation factors provided by the *Development School Fee Justification Studies* for Solvang School District and Santa Ynez Valley Union High School District to derive estimated school enrollment impacts of the Plan.

Solid Waste. The County of Santa Barbara Environmental Thresholds and Guidelines Manual states that a project is considered to result in significant impacts to landfill capacity if it would generate 5% or more of the expected average annual increase in waste generation, thereby using a significant portion of the remaining landfill capacity. The numerical value associated with this 5% increase is 196 tons per year. As indicated above, source reduction, recycling, and composting can reduce a project's waste stream by as much as 50%. If a proposed project generates 196 or more tons per year after reduction and recycling efforts, impacts would be considered significant.

To calculate residential solid waste generation, the following formula from the Santa Barbara Environmental Thresholds and Guidelines Manual was used:

$$(2.76 \text{ people/unit}) \times (\# \text{ of units}) \times (0.95 \text{ tons/year}) = \text{residential tons/year/project}$$

In addition, to calculate the solid waste generation from commercial uses under the proposed Community Plan, information from the California Integrated Waste Management Board (IWMB) was collected. According to IWMB, unincorporated commercial areas within Santa

⁴ The development of future residential growth patterns involved analysis of Geographic Information Systems (GIS) data provided by the County of Santa Barbara. The future residential growth pattern was compared to school district boundaries, and the number of new primary and secondary residential units within each district under 20-year build-out conditions was then estimated.



Barbara County generate on average 5.4 pounds per person per day or 0.98 tons per person per year. Additionally, on average, there is one employee per 585 square feet of commercial floor space.

To calculate commercial solid waste generation, the following formula was used:

$$(Number\ of\ employees\ based\ on\ square\ footage) \times (0.98\ tons/yr) = commercial\ tons/yr/project$$

Projects or development that results in a significant impact on solid waste generation, as identified above (196 tons/year or more), would also be considered cumulatively significant, as the project-specific threshold of significance is based on a cumulative growth scenario. However, as landfill space is already limited, any increase in solid waste of 1% or more of the estimated increase accounted for in the Source Reduction and Recycling Element (SRRE) would be considered an adverse contribution to regional cumulative solid waste impacts. One percent of the SRRE projected increase in solid waste equates to 40.0 tons per year. Projects or developments that generate less than 40.0 tons per year of solid waste would not be considered to have an adverse effect due to the small amount of waste generated by these projects and the existing waste reduction provisions in the SRRE.

With respect to landfill capacity, according to Appendix G of CEQA guidelines, a significant impact would occur if a proposed project would generate such an additional amount of solid waste that it would require new or physically altered facilities, the construction of which could cause significant environmental impacts.

Project Impacts and Mitigation Measures

The impact analysis evaluates programmatic impacts associated with the Plan as well as project-level impacts of the development of the AHOD sites. Programmatic impacts include the 20-year buildout of the Plan Area, proposed land use and zoning changes, policy changes, and programs proposed as part of the Santa Ynez Valley Community Plan. Project-specific analysis would still be needed for any individual future projects proposed under the amended programs or policies. In addition, for the AHOD sites, potential site-specific impacts and mitigation measures are described and evaluated. The project level analysis for the AHOD sites is intended to serve as the project environmental review for possible future projects on these sites, therefore additional environmental review of any future development proposal on an AHOD site would not be required as long as the proposal is consistent with applicable zoning code requirements and standards.

Impact PS-1	Fire Protection
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Programmatic Impacts of the Plan

Plan Buildout and Rezones

As of 2005, the estimated population of Santa Ynez Valley was 23,000 (Santa Barbara County Regional Growth Forecast, 2007). Although the population of Santa Ynez Valley may actually



be less than the estimated 23,000, this value provides a reasonable worst case scenario for the purpose of evaluating adequacy of existing and future public services. Currently in the Plan Area, there are 11 firefighters on duty at all times at Stations 30, 31 and 32 to provide service to these residents. With a population of 23,000 in the entire Santa Ynez Valley, the current (year 2005) firefighter to resident ratio is 1:2,029. The maximum service ratio considered acceptable by the SBCFD is 1:4,000.

The 20-year buildout and rezoning actions under the proposed Community Plan would result in 516 new primary residential units, 132 new residential second units, 24 new agricultural employee units, 149 new mixed-use and commercial residential units, as well as up to 115 additional primary residential units on the four AHOD sites, totaling 936 new residential units. Based on the County's average household size of 2.76 persons per dwelling unit (California Department of Finance, 2007), the 20-year buildout under the proposed Community Plan could result in 2,583 new residents. When existing population of the Santa Ynez Valley and estimated population growth as a result of the Community Plan are added together, the approximate population in the Valley at 20-year buildout would be 25,583. With a population of 25,583 and current staffing, the firefighter to resident ratio would increase from 1:2,029 to 1:2,325. Therefore, including overall growth of the Plan Area at 20-year buildout, fire protection services would continue to be provided at an acceptable level per the Fire Department's population to firefighter ratio, but would not meet the 5-minute response time standard in Ballard or Los Olivos areas which is a key component of fire protection services.. It should also be noted that this service ratio does not represent growth that may occur within the incorporated areas of Buellton and Solvang. Refer to cumulative impact PS-5 for a discussion of cumulative growth.

As growth within the Plan Area occurs over the next 20-years, developers would be required to pay their fair share of service fees to mitigate potential impacts to fire protection services. These fees would be allocated by the County towards additional fire protection services to help ensure that adequate service is provided as growth occurs. If development were to exceed expected growth projections and impact fire protection services, the collection of developer fees would allow for the augmentation of fire service levels. Additionally, if a major fire event was to occur and available staffing from the 3 Plan Area stations was inadequate, the SBCFD has a number of Mutual Aid Agreements with other cities and stations, which can provide additional personnel and equipment if needed.

While most all of the Santa Ynez township area meets the 5-minute response time standard set forth by County Fire, due to the distance of the urbanized areas of Ballard and Los Olivos from the nearest County fire station, neither of these communities are within the 5-minute response time standard. Therefore, these communities currently do not meet all SBCFD standards for adequate fire protection. Based upon this criterion, the SBCFD has indicated that a new fire station (Fire Station 33) is needed in the Los Olivos township area (Captain Johnson, Personal Communication, May 2008). While fair share development fees could be applied toward construction of such a facility, the timing of constructing this new station is uncertain, as is the economic feasibility. Furthermore, the development of a new fire station could result in environmental impacts associated with ground disturbance (e.g., biological resources, cultural resources, etc.), and/or noise. While a precise evaluation of environmental impacts would be speculative because the location of such a facility is unknown at this time, potentially significant impacts would be anticipated. The potential environmental impacts resulting from the need to



construct a new fire station to serve the Plan Area presents *potentially significant and unavoidable*, Class I, impacts.

For informational purposes, various elements of the Community Plan were analyzed below on an individual basis to determine their specific impact to fire protection services. All subsequent impact analysis has already been accounted for in the discussion above.

Mixed Use Overlay

Several blocks within the townships of Los Olivos and Santa Ynez are considered for the proposed MU-SYV Overlay, and the construction of 149 additional mixed use residential units are anticipated under 20-year build-out conditions. The additional population of 411 expected from the development of these residential units is included in the population projections discussed above in the *Plan Buildout and Rezones* subheading. The additional residential development under the proposed Mixed Use overlay would incrementally increase demand for fire protection services such that the service ratio assuming that staffing levels do not change would be 1:2,128. The population generated would not result in the need for additional fire protection services in regards to the population to firefighter ratio standard; however, providing for additional development in the Los Olivos area under the MU-SYV overlay would place additional development in an area subject to non-optimal fire protection response times. Fire services impacts to these areas would remain until a new fire station could be constructed, and the construction of a new fire station would have potential environmental impacts. As discussed above, impacts would be Class I; *significant and unavoidable*.

Design Control Overlay

The Revised Design Control (D) Overlay intends to protect scenic qualities, property values, and neighborhood character on certain key sites and along certain key corridors within the Valley. This overlay would not accommodate new residential development that could not otherwise occur under the existing Zoning Ordinance. Therefore, this program would not create additional demand for fire protection services. *No impacts* would result.

Heritage Sites Overlay

The proposed Heritage Sites (HS) Overlay would designate certain parcels in the Santa Ynez Valley whose potential subdivision requires a higher level of scrutiny and careful consideration. This overlay would not accommodate new residential development that could not otherwise occur under the existing Zoning Ordinance. Therefore, this program would not create additional demand for fire protection services. *No impacts* would result.

Other Applicable Community Plan Policies, Programs, and Standards

No other policies, programs or standards are proposed that may result in additional residential development that may impact fire protection services. The potential impacts associated with the construction of a new fire station in the Los Olivos area are discussed above under Plan Buildout and Rezones. Other Community Plan Policies, Programs, and Standards would result in *no impacts*.



Impacts Related to Development of AHOD Sites

For informational purposes, the fire protection service impacts related to the development of each AHOD site are discussed below. The combined development of all four AHOD sites could result in 115 additional residential units, resulting in an estimated population increase of 317. This is included in the 20-year build-out impact discussion above, and additional information on the project-level impact of the development of each AHOD site is provided below.

Impact PS-1(A) Fire Protection Services: Site A

The Community Plan proposes to rezone this 2.27 acre site, which currently has split zoning of Highway Commercial/CH and 1-E-1 (Single Family Residential/Estate-1 acre minimum lot size), to General Commercial/C2 with an Affordable Housing Overlay of 20 units per acre/DR 20. The effect of this overlay would be to allow the development of up to 45 affordable housing units on the property. Based on the County's average household size of 2.76 persons per dwelling unit (California Department of Finance, 2007), the development of up to 45 additional residential units would result in an estimated 125 new residents. The potential development of AHOD Site A would increase demand for fire protection services such that the service ratio with current staffing would be 1:2,102. Given that this service ratio is well within the SBCFD standard and the site is in close proximity to the Santa Ynez township site and the existing Fire Station 32, potential impacts are Class III, *less than significant*.

Impact PS-1(B) Fire Protection Services: Site B

The proposed Plan would rezone this site from Highway Commercial/CH to General Commercial/C2 with an Affordable Housing Overlay of 20 units per acre/DR 20. This property is 1.06 acres, which under this zoning, could allow the development of up to 20 affordable housing units. Based on the County's average household size of 2.76 persons per dwelling unit (California Department of Finance, 2007), the development of up to 20 additional residential units would result in an estimated 55 new residents. The potential development of AHOD Site B would increase demand for fire protection services such that the service ratio with current staffing would be 1:2,095. Given that this service ratio is well within the SBCFD standard and the site is in close proximity to the Santa Ynez township site and the existing fire Station 32, potential impacts are Class III, *less than significant*.

Impact PS-1(C) Fire Protection Services: Site C

Under the proposed Plan, this site would maintain its current Residential 1.0 zoning, but with an Affordable Housing Overlay allowing 12 units per acre (AHO Res12/DR 12). Under this overlay, up to 24 affordable housing units could be developed on this 2.06 acre property. Based on the County's average household size of 2.76 persons per dwelling unit (California Department of Finance, 2007), the development of up to 24 additional residential units would result in an estimated 66 new residents. The potential development of AHOD Site B would increase demand for fire protection services such that the service ratio with current staffing would be 1:2,096. Given that this service ratio is well within the SBCFD standard and the site is in close proximity to the Santa Ynez township site and the existing Fire Station 32, potential impacts are Class III, *less than significant*.



Impact PS-1(D) Fire Protection Services: Site D

The application of the Affordable Housing Overlay Designation to this site would allow a development density of up to 12 units per acre (AHO Res12/DR 12). Under this overlay, up to 26 affordable housing units could be developed on this 2.06 acre property. Based on the County's average household size of 2.76 persons per dwelling unit (California Department of Finance, 2007), the development of up to 24 additional residential units would result in an estimated 66 new residents. The potential development of AHOD Site B would increase demand for fire protection services such that the service ratio with current staffing would be 1:2,096. Given that this service ratio is well within the SBCFD standard and the site is in close proximity to the Santa Ynez township site and the existing Fire Station 32, potential impacts are Class III, *less than significant*.

Mitigation Measures

Programmatic Mitigation

The following policies and development standards are included in the proposed Community Plan. These policies and standards are mitigative in nature and would therefore minimize the impacts to fire protection services:

Goal FIRE-SYV: Maximize effective and appropriate fire prevention and protection measures to minimize exposure of people and property to wildfire hazards; minimize the adverse impacts of fire protection and suppression efforts.

POLICY FIRE-SYV-1: The County shall strive to ensure that an adequate number and type of fire station, equipment and personnel be maintained by periodically evaluating population growth, level of service requirements, response time, and fire hazards throughout the Planning Area.

Action FIRE-SYV-1.2: The County shall work with the Santa Ynez Band of Chumash Indians to maintain the necessary additional personnel and equipment and facilities required to serve the fire protection needs of the reservation and casino.

POLICY FIRE-SYV-2: Fire hazards in the SYVCP shall be minimized in order to reduce the cost of/need for increased fire protection services while protecting the natural resources in undeveloped areas.

Action FIRE-SYV-2.1: When the County updates the Comprehensive Plan Safety Element, the County, where applicable, shall update the policies and development standards in the Santa Ynez Valley Community Plan Fire Protection/Hazards Section.

DevStd FIRE-2.2: Development shall be sited to minimize exposure to fire hazards and reduce the need for grading and clearance of native vegetation to the maximum extent feasible. Building sites should be located in areas of a parcel's lowest fire hazard, and should minimize the need for long and/or steep access roads and/or driveways.

DevStd FIRE-2.3: Applications for parcel and tract maps in high fire hazard areas shall include fuel management plans for review during the permit review process. Such plans shall be subject to final review and approval by Planning and Development and the County Fire Department.



POLICY FIRE-SYV-3: Fuel breaks in the SYVCP shall be sited and designed to be effective means of reducing wildland fire hazards and protecting life and property, while also minimizing disruption of biological resources and aesthetic impacts to the maximum extent feasible.

DevStd FIRE-SYV-3.1: Fuel breaks shall incorporate perimeter roads and yards to the greatest extent feasible. Development envelopes containing new structures and the area of site disturbance shall be sited to reduce the need for fuel breaks.

DevStd FIRE-SYV-3.2: Fuel breaks shall not result in the removal of protected healthy oaks, to the maximum extent feasible. Within fuel breaks, treatment of oak trees shall be limited to limbing the branches up to a height of eight (8) feet, removing dead materials, and mowing the understory. Along access roads and driveways, limbing of branches shall be subject to the vertical clearance requirements of the SBCFD. Where protected oaks have multiple trunks, all trunks shall be preserved.

The Community Plan would not result in unacceptable fire protection service ratios in regards to the population to firefighter ratio standard; however, any additional development in the Ballard and Los Olivos areas would continue to exacerbate the existing inadequate fire protection due to the distance from the nearest County Fire Station. Because of this impact, the following mitigation measure is required.

PS-1.1 New Fire Station in Los Olivos Area. The Plan shall be revised to include the following new Action.

Action Fire-SYV-1.1a: New Fire Station 33 shall be built in the Los Olivos Area as funding becomes available.

Plan Requirements and Timing: This action shall be included as a new policy in the Final Santa Ynez Valley Community Plan.

Monitoring: The Board of Supervisors shall review and approve the new action prior to adoption of the Final Santa Ynez Valley Community Plan.

Mitigation Related to Development of AHOD Sites

Because the AHOD sites are in close proximity to the Santa Ynez township site and the existing Fire Station 32, they would not result in significant impacts to fire protection services, and any unforeseen impacts in the future would likely be mitigated by developer fees, no additional mitigation measures are required.

Significance After Mitigation: Programmatic Impacts of the Plan

With the incorporation of the proposed mitigation measure PS-1.1, along with the Plan proposed policies and actions, County Fire Department development standards, and payment of existing mitigation fees, potential impacts to fire protection services would be mitigated to the extent feasible. The construction of a new fire station in the Los Olivos area would eliminate the existing inadequacy for response times for fire services in the Los Olivos and Ballard Areas. The timing and economic feasibility of establishing a new fire station is unknown.



Furthermore, the construction of a new station would have the potential for unavoidable and significant environmental impacts. Therefore, residual programmatic impacts of the Plan would remain significant and unavoidable.

Significance After Mitigation: *Impacts Related to Development of AHOD Sites*

With the incorporation of the proposed policies and actions, County Fire Department standards, and payment of developer fees, potential impacts to fire protection services would be mitigated to the extent feasible. Residual impacts related to the development of the AHOD sites would be less than significant.

Impact PS-2	Police Protection
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Programmatic Impacts of the Plan

Plan Buildout and Rezones

As of 2005, the estimated population of Santa Ynez Valley is 23,000 (Santa Barbara County Regional Growth Forecast, 2007). Although the population of Santa Ynez Valley may actually be less than the estimated 23,000, this value provides a reasonable worst case scenario. Currently in the Plan Area, there are 4 law enforcement officers on duty at all times. With a population of 23,000, the current (year 2005) law enforcement officer to resident ratio is 1:5,750. The County Sheriffs Department considers a service ratio of 1:1,200 to be “optimal”. Although the current ratio exceeds the “optimal” ratio sought by the County Sheriffs Department, the department has indicated that in conjunction Mutual Aid Agreements with the Highway Patrol and rangers from the California Department of Fish and Game and the Los Padres Forest, current staff levels adequately provide safety and service to the entire Plan Area.

The 20-year buildout and rezoning actions under the proposed Community Plan would result in 516 new primary residential units, 132 new residential second units, 24 new agricultural employee units, 149 new mixed-use and commercial residential units, as well as up to 115 additional primary residential units on the four AHOD sites, totaling 936 residential units. Based on the County’s average household size of 2.76 persons per dwelling unit (California Department of Finance, 2007), the 20-year buildout under the proposed Plan could result in 2,583 new residents. When existing population and estimated population growth as a result of the Community Plan are added together, the approximate population in the Plan Area at 20-year buildout would be 25,583. With a population of 25,583 and current staffing, the law enforcement officer to resident ratio would increase from 1:5,750 to 1:6,395. In order to meet the “optimal” ratio sought by the County Sheriffs Department, approximately 21 law enforcement officers would be needed by the year 2028. However, the County itself may not need to staff 21 officers if it continues to cooperate in Mutual Aid Agreements with other agencies such as the Highway Patrol and California Fish and Game. The exact amount of officers needed to serve the Plan Area would be determined by the County Sheriffs Department. This estimated service ratio however, does not represent growth that may occur within the incorporated areas of Buellton and Solvang, refer to cumulative impact PS-6 for a discussion of cumulative growth.



Payment of development impact fees would help augment staffing levels as the population of the Plan Area grows. As development occurs under the Community Plan, developers would be required to pay their fair share of service fees to the County. The fees would be allocated accordingly by the County to the Sheriff's Department. The Community Plan includes policies in the Community Plan that seek to maintain adequate police staffing levels as development and population growth occur. The collection of development impact fees would ensure increased funding for police services to maintain adequate police protection levels.

The net increase in officers as a result of the Community Plan may require new or physically altered facilities; however, no such plans are included in the proposed Community Plan. Although development of a new police station could result in environmental impacts associated with ground disturbance (e.g., biological resources, cultural resources, etc.), and/or noise, a precise evaluation of environmental impacts would be speculative because the location and timing of such a facility is not known at this time. Future facilities that would need to be constructed as a result of the Community Plan would be subject to subsequent environmental review. Therefore, impacts to police protection services would be Class III, *less than significant*.

Mixed Use Overlay

Several properties within the township cores of Los Olivos and Santa Ynez are considered for the proposed MU-SYV Overlay, and the construction of 137 additional mixed use residential units are anticipated under this overlay in 20-year build-out conditions. The additional population of 378 expected from the development of these residential units is included in the population projections discussed above in the *Plan Buildout and Rezones* subheading. For informational purposes, the Mixed Use overlay would increase demand for police protection services such that the service ratio with current staffing at 20-year buildout would increase from the existing ratio of 1: 5,750 to 1:5,884. As discussed above, impacts to police protection services under 20-year build-out conditions would be Class III, *less than significant*. The effect of the overlay would be an incremental portion of the effect of 20-year build-out conditions, and would hence also be Class III, *less than significant*.

Design Control Overlay

The Revised Design Control (D) Overlay intends to protect scenic qualities, property values, and neighborhood character on certain key sites and along certain key corridors within the Valley. This overlay would not accommodate new residential development that could not otherwise occur under the existing Zoning Ordinance. Therefore, this program would not create additional demand for fire protection services. *No impacts* would result.

Heritage Sites Overlay

The proposed Heritage Sites (HS) Overlay would designate certain parcels in the Santa Ynez Valley whose potential subdivision requires a higher level of scrutiny and careful consideration. This overlay would not accommodate new residential development that could not otherwise occur under the existing Zoning Ordinance. Therefore, this program would not create additional demand for police protection services. *No impacts* would result.



Other Applicable Community Plan Policies, Programs, and Standards

No other policies, programs or standards are proposed that may result in additional residential development that may impact police protection services. *No impacts* would result.

Impacts Related to Development of AHOD Sites

For informational purposes, the increase demand for police protection services related to the development of each AHOD site are discussed below. The combined development of all four AHOD sites could result in 115 additional residential units, resulting in an estimated population increase of 317. This is included in the 20-year build-out impact discussion above, and additional information on the project-level impact of the development of each AHOD site is provided below.

Impact PS-2(A) Police Protection Services: Site A

The Community Plan proposes to rezone this 2.27 acre site, which currently has split zoning of Highway Commercial/CH and 1-E-1 (Single Family Residential/Estate-1 acre minimum lot size), to General Commercial/C2 with an Affordable Housing Overlay of 20 units per acre/DR 20. The effect of this overlay would be to allow the development of up to 45 affordable housing units on the property. Based on the County's average household size of 2.76 persons per dwelling unit (California Department of Finance, 2007), 45 additional units would generate an estimated 125 residents. The potential development of AHOD Site A would increase demand for police protection services such that the service ratio with current staffing would increase incrementally from 1: 5,750 to 1:5,781. With the payment of development impact fees that would be used to provide additional police services, impacts to police protection services would be Class III, *less than significant*.

Impact PS-2(B) Police Protection Services: Site B

The proposed Plan would rezone this site from Highway Commercial/CH to General Commercial/C2 with an Affordable Housing Overlay of 20 units per acre/DR 20. This property is 1.06 acres, which under this zoning, could allow the development of up to 20 affordable housing units. Based on the County's average household size of 2.76 persons per dwelling unit (California Department of Finance, 2007), 20 additional units would generate an estimated 55 residents. The potential development of AHOD Site B would increase demand for police protection services such that the service ratio with current staffing would increase incrementally from 1: 5,750 to 1:5,763. With the payment of development impact fees that would be used to provide additional police services, impacts to police protection services would be Class III, *less than significant*.

Impact PS-2(C) Police Protection Services: Site C

Under the proposed Plan, this site would maintain its current Residential 1.0 zoning, but with an Affordable Housing Overlay allowing 12 units per acre (AHO Res12/DR 12). Under this overlay, up to 24 affordable housing units could be developed on this 2.06 acre property. Based on the County's average household size of 2.76 persons per dwelling unit (California



Department of Finance, 2007), 24 additional units would generate an estimated 66 residents. The potential development of AHOD Site C would increase demand for police protection services such that the service ratio with current staffing would increase incrementally from 1:5,750 to 1:5,766. With the payment of development impact fees that would be used to provide additional police services, impacts to police protection services would be Class III, *less than significant*.

Impact PS-2(D) Police Protection Services: Site D

The Community Plan proposes that this property would maintain its current Residential 1.0 zoning, but with an Affordable Housing Overlay allowing 12 units per acre (AHO Res12/DR 12). Under this overlay, up to 26 affordable housing units could be developed on this 2.06 acre property. Based on the County's average household size of 2.76 persons per dwelling unit (California Department of Finance, 2007), 26 additional units would generate an estimated 72 residents. The potential development of AHOD Site D would increase demand for police protection services such that the service ratio with current staffing would increase incrementally from 1: 5,750 to 1:5,768. With the payment of development impact fees that would be used to provide additional police services, impacts to police protection services would be Class III, *less than significant*.

Mitigation Measures

Programmatic Mitigation

The following policies and development standards are included in the proposed Community Plan. These policies and standards are mitigative in nature and would therefore minimize the impacts to police protection services:

Policy PP-SYV-1: The County shall strive to provide adequate police protection for residents within the SYVCPA.

Action PP-SYV-1.1: The Sheriff's Department shall phase the hiring of additional officers with population growth to meet the Board of Supervisors adopted ratio of officers/population

Action PP-SYV-1.2: The County shall work with the Santa Ynez Band of Chumash Indians to address impacts to level of service created by the casino expansion.

In addition, any additional development is subject to payment of development impact fees to augment police staffing levels and services as the population of the Plan Area grows.

Mitigation Related to Development of AHOD Sites

Because the AHOD sites would not result in significant impacts to police protection services, and any unforeseen impacts in the future would likely be mitigated by developer fees, no additional mitigation measures are required.



Significance After Mitigation: *Programmatic Impacts of the Plan*

With the incorporation of the proposed policies and actions, mutual aid agreements with other law enforcement agencies, County Sheriff Department standards and payment of developer fees, potential impacts to police protection services would be mitigated to the extent feasible. Residual programmatic impacts of the Plan would be less than significant.

Significance After Mitigation: *Impacts Related to Development of AHOD Sites*

With the incorporation of the proposed policies and actions, mutual aid agreements with other law enforcement agencies, County Sheriff Department standards and payment of developer fees, potential impacts to police protection services would be mitigated to the extent feasible. Residual impacts related to the development of the AHOD sites would be less than significant.

Impact PS-3	Public Schools
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Programmatic Impacts of the Plan

Plan Buildout and Rezones

The 20-year build-out under the proposed Community Plan would result in 821 additional primary and secondary residential units throughout the Plan Area. Further, the development of AHOD sites could result in an additional 115 residential units⁵. Using student generation rates of 0.17 students/residential unit for elementary, 0.11 students/residential unit for middle school, and 0.18 students/residential unit for high school⁶, the development of 821 new residential units could potentially generate approximately 221 K-8 students and 147 high school students at 20-year buildout. Of this total student growth, primary residential development would generate approximately 141 new K-8 students and 93 new high school students, while residential secondary units (RSU) would generate 84 K-8 students and 54 high school students.

As shown by Table 4.3-2, several school districts within the plan area have seen a declining student enrollment rate in recent years and thus may be able to accommodate the additional students generated by residential development under the Community Plan. However, depending upon the rate of development over the next 20 years, it is possible that as residential development occurs under the Community Plan, student enrollment rates could increase to levels that exceed capacity of schools within the Plan Area. If it is the case that schools become over-capacitated in future due to Community Plan residential development, as discussed in *Methodology and Significance Thresholds*, the collection of state-mandated fees (pursuant to Section 65995 (3)(h) of the California Government Code) is considered full and complete mitigation for impacts to public schools.

⁵ As the AHOD site development would result in impacts to specific school districts, the effect on public schools of those sites are discussed separately under the *Impacts Related to Development of AHOD Sites* subheading below.

⁶ Student generation rates are derived from Solvang and Santa Ynez Valley Union High School District's fee justification studies.



Student enrollment as a result of development under the Community Plan could increase such that it may require new or physically altered facilities in the future. The Community Plan as proposed does not include plans for additional public schools. Although development of new schools could result in environmental impacts associated with ground disturbance (e.g., biological resources, cultural resources, etc.), and/or noise and traffic, a precise evaluation of environmental impacts would be speculative because the location and timing of such a facilities is not known at this time. Future facilities that would need to be constructed as a result of the Community Plan would be subject to subsequent environmental review. Therefore, impacts to public schools would be Class III, *less than significant*.

Each school district impact within the Community Plan was analyzed below on an individual basis. All subsequent impact analysis has already been accounted for in the discussion above, with the exception of the AHOD sites.

Ballard Elementary District.

The Community Plan is estimated to result in 38 additional primary residential units within Ballard Elementary District upon 20-year buildout. Using a student generation factor of 0.17 for elementary and 0.18 for high school, primary residential development could result in 7 K-6 students and 7 high school students. The plan could also result in 46 RSU within the district and potentially generate 9 K-6 students and 8 high school students. Primary and RSU development within Ballard Elementary District could result in a total of 16 K-8 students and 15 high school students upon 20-year buildout.

Buellton Union Elementary District.

The Community Plan is estimated to result in 73 additional primary residential units within Buellton Union Elementary District upon 20-year buildout. Using a student generation factor of 0.17 for elementary, 0.11 for middle school and 0.18 for high school, primary residential development could result in 20 K-8 students and 13 high school students. The plan could also result in 17 RSU within the district and potentially generate 5 K-8 students and 3 high school students. Primary and RSU development within Buellton Union Elementary District could result in a total of 25 K-8 students and 16 high school students upon 20-year buildout.

College Elementary District.

The Community Plan is estimated to result in 262 additional primary residential units within College Elementary District upon 20-year buildout. Using a student generation factor of 0.17 for elementary, 0.11 for middle school and 0.18 for high school, primary residential development could result in 73 K-8 students and 47 high school students. The plan could also result in 174 RSU within the district and potentially generate 49 K-8 students and 31 high school students. Primary and RSU development within College Elementary District could result in a total of 122 K-8 students and 78 high school students upon 20-year buildout.



Los Olivos Elementary District.

The Community Plan is estimated to result in 84 additional primary residential units within Los Olivos Elementary District upon 20-year buildout. Using a student generation factor of 0.17 for elementary, 0.11 for middle school and 0.18 for high school, primary residential development could result in 24 K-8 students and 15 high school students. The plan could also result in 50 RSU within the district and potentially generate 15 K-8 students and 9 high school students. Primary and RSU development within College Elementary District could result in a total of 39 K-8 students and 24 high school students upon 20-year buildout.

Santa Ynez Valley Union High School District.

The entire Community Plan area falls within the Santa Ynez Valley Union High School District (SYVHSD). As the Community Plan is expected to result in 516 additional primary residential units within SYVHSD at 20-year buildout. Using a student generation factor of 0.18 for high school, primary residential development could result in 93 high school students. The plan could also result in 305 RSU within the district and potentially generate 54 high school students. Primary and RSU development within the district is estimated to result in a total of 147 additional high school students upon 20-year buildout.

Solvang Elementary District

The Community Plan is estimated to result in 59 additional primary residential units within Solvang Elementary District upon 20-year buildout. Using a student generation factor of 0.17 for elementary, 0.11 for middle school and 0.18 for high school, primary residential development could result in 17 K-8 students and 11 high school students. The plan could also result in 20 RSU within the district and potentially generate 6 K-8 students and 4 high school students. Primary and RSU development within Solvang Elementary District could result in a total of 25 K-8 students and 15 high school students upon 20-year buildout.

Mixed Use Overlays

Several blocks within the townships of Los Olivos and Santa Ynez are considered for the proposed MU-SYV Overlay, and the construction of 137 additional mixed use residential units is anticipated under 20-year build-out conditions. The additional students generated from the development of these residential units are included in the discussion above in *Plan Buildout and Rezones*.

Design Control Overlay

The Revised Design Control (D) Overlay intends to protect scenic qualities, property values, and neighborhood character on certain key sites and along certain key corridors within the Valley. This overlay would not accommodate new residential or commercial development that could not otherwise occur under the existing Zoning Ordinance. Therefore, this program would not generate students. *No impacts* would result.



Heritage Sites Overlay

The proposed Heritage Sites (HS) Overlay would designate certain parcels in the Santa Ynez Valley whose potential subdivision requires a higher level of scrutiny and careful consideration. This overlay would not accommodate new residential or commercial development that could not otherwise occur under the existing Zoning Ordinance. Therefore, this program would not generate students. *No impacts* would result.

Other Applicable Community Plan Policies, Programs, and Standards

No applicable Community Plan policies, programs, or standards have been identified that would generate additional students beyond that described above. It is a goal of the Community Plan to ensure educational needs are met throughout the plan area. To reach this goal, the plan seeks to assist the County in identifying suitable future school sites within the Plan Area, if needed. These policies would help to further reduce school impacts that may result from development of the Community Plan.

Impacts Related to Development of AHOD Sites

Impact PS-3(A-D) Public Schools Impact: AHOD Sites A through D

In addition to the 821 residential units discussed above, the development of the four AHOD sites could result in 115 additional residential units within the plan area. The impacts related to the development of the AHOD sites are split among two different elementary school districts, College School District and Solvang School District. AHOD sites A, B, and C fall within College Elementary and site D falls within Solvang Elementary. Therefore, under full build-out of all four AHOD sites, 89 residential units could be developed within College Elementary and 26 within Solvang. This could potentially result in an additional 25 K-8 students within College Elementary District and 7 K-8 students within Solvang Elementary District. A total of 21 additional high school aged students would be expected, and this would affect the Santa Ynez Union High School District enrollment.

As previously discussed, several districts within the Plan Area have seen declining student enrollment. The decline in enrollment may allow for the accommodation of the additional students that may be generated by the development of the AHOD sites. It is nevertheless possible that over the next 20 years, depending upon the rate of development, development of the AHOD sites could increase student enrollment rates to levels that exceed capacity of schools. If it is the case that schools become over capacitated in future, the collection of state-mandated fees (pursuant to Section 65995 (3)(h) of the California Government Code) is considered full and complete mitigation for impacts to public schools, and would reduce impacts to public schools to Class III, *less than significant level*.



Mitigation Measures

Programmatic Mitigation

The following policies and development standards are included in the proposed Community Plan. These policies and standards are mitigative in nature and would therefore minimize the impacts to public schools:

Policy S-SYV-1: The County shall work with the School Districts in the Santa Ynez Valley to ensure that public education needs are met.

Action S-SYV-1.1: Upon the request of one or more of the school districts, the County shall assist in identifying suitable future sites within the Valley.

Additionally, the collection of state-mandated fees (pursuant to Section 65995 (3)(h) of the California Government Code) is considered full and complete mitigation for impacts to public schools. No additional mitigation measures are required.

Mitigation Related to Development of AHOD Sites

Collection of state-mandated fees is considered full and complete mitigation for impacts to public schools. No additional mitigation measures are required.

Significance After Mitigation: *Programmatic Impacts of the Plan*

After payment of school-related development impact fees, impacts to schools are considered Class III, *less than significant*.

Significance After Mitigation: *Impacts Related to Development of AHOD Sites*

After payment of school-related development impact fee, impacts to schools are considered Class III, *less than significant*.

Impact PS-4	Solid Waste
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Programmatic Impacts of the Plan

Plan Buildout and Rezones

The proposed Community Plan would result in an overall increase in the amount of solid waste generated. Upon 20-year buildout, the Community Plan could result in a total of 936 additional residential units. This includes additional primary and secondary residential units, as well as the development of the four AHOD sites. Assuming 2.76 residents per residential unit,⁷ and 0.95 tons per person per year,⁸ the 936 additional residential units would generate

⁷ Per the California Department of Finance, 2007

⁸ based on Santa Barbara County Environmental Thresholds Manual



approximately 2,454 tons of solid waste per year at 20-year build-out. The Community Plan would also result in approximately 555,334 square feet of commercial floor space under 20-year build-out conditions. At a rate of 1 employee per 585 square feet, the Plan build-out conditions would potentially generate 949 employees.⁹ According to the California Integrated Waste Management Board (IWMB), employees in unincorporated Santa Barbara County produce 5.4 pounds of solid waste per day. Therefore, 949 employees could potentially generate approximately 930 tons of solid waste per year upon 20-year buildout. Solid waste generation for the proposed Community Plan is summarized in Table 4.3-4 below.

Table 4.3-4 Potential Solid Waste Generation at 20-Year Buildout

Land Use	Solid Waste Generation Rate	Solid Waste Generated Per Land Use	Total Solid Waste Generation at 20-Year Buildout	Solid Waste Generation With 50% Reduction	County Threshold Exceedance with Solid Waste Reduction?
Residential Units 936	2.76 Persons/unit ¹ X .95 tons/person/ year ²	2,454 Tons/ year	3,384 Tons/ year	1,692 Tons/ year	Yes
Commercial Sq/Ft. 520,003	1 Employee/ 585 sq/ft. ³ and 5.4 lbs/ person/ day ⁴	930 Tons/ year			

1 California Department of Finance, 2007

2 County of Santa Barbara Environmental Thresholds and Guidelines Manual, Section 15-1

3 Southern California Association of Governments, "Median and Average Employment Density Factors", 2002

4 California Integrated Waste Management Board, 2008.

<http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile1.asp?RG=R&JURID=620&JUR=Santa+Barbara+Regional+Integrated+Waste+Mgmt%2E+Reporting+Authority>

Prior to the consideration of any waste reduction efforts, the proposed development under 20-year Plan build-out would produce a total of approximately 3,384 tons of solid waste per year. This greatly exceeds the significance threshold of 196 tons of solid waste per year¹⁰. With source reduction, recycling, and composting, a project's waste stream can be reduced by as much as 50%. Assuming a 50% reduction in solid waste generation in fulfillment of the California Integrated Waste Management Act, additional development under the proposed Plan would generate approximately 1,692 tons of solid waste per year, which still exceeds the County's threshold by nearly a factor of ten. Since the Plan Area currently diverts approximately 59% of solid waste from landfills, it is estimated that solid waste generation under 20-year build-out conditions would be reduced by an additional 9%, for a resultant total of 1,387 tons of solid waste per year. However, that value would remain above the County's 196 tons per year threshold. Thus, impacts related to solid waste generation are considered Class I, *significant and unavoidable*.

Although the proposed Community Plan would exceed the County's solid waste threshold, staff from the County Department of Public Works, stated Tajiguas Landfill has the potential to receive up to 1,500 tons of solid waste per day and currently has the capacity to service the proposed Community Plan (Joddi Leipner, Personal Communication, February 21, 2008). The

⁹ Rate based on Southern California Association of Governments, "Median and Average Employment Density Factors", 2002

¹⁰ From the County of Santa Barbara Environmental Thresholds and Guidelines Manual



Tajiguas Landfill is expected to reach capacity in the year 2022. However, that closure date varies upon several factors such as diversion rates, solid waste stream flows and population growth. The initial closure date was set for 2020, but due to increased diversion rates the date has been extended to 2022. Because the Community Plan would reach 20-year buildout in the year 2028, it is possible the plan area would not have reliable facilities to dispose of solid waste around the year 2022. Currently, there are no plans for additional solid waste disposal facilities that could service the plan area upon closure of Tajiguas Landfill. County Public Works staff have indicated that the County has begun preliminary review of possible waste conversion technologies (waste to energy), but no other action has taken place (Joddi Leipner, Personal Communication, February 21, 2008). Additionally, the Department of Public Works is considering the adoption of an impact mitigation fee program to partially fund future waste disposal and conversion projects. Upon the adoption of such a program, future development within the Community Plan area would be subject to impact mitigation fees (Santa Barbara County Environmental Thresholds and Guidelines Manual). Furthermore, the California Integrated Waste Management Act requires that counties prepare a solid waste management plan that plans for at least 15 years into the future. Therefore, the County will be required by state law to begin planning for solid waste disposal for the Community Plan Area and other jurisdictions that are served by Tajiguas, which would ensure that adequate solid waste disposal facilities are available in the future.

Because Tajiguas Landfill provides service not only to unincorporated areas within Santa Ynez Valley, but also to incorporated areas, which includes Buellton and Solvang, it is important to include the populations of both incorporated and unincorporated areas in solid waste generation estimations. For discussion that includes solid waste generation of both incorporated and unincorporated Santa Ynez Valley, refer to the cumulative impact discussion below.

Mixed Use Overlays

Several blocks within the townships of Los Olivos and Santa Ynez are considered for the proposed MU-SYV Overlay, and the construction of 137 additional mixed use residential units are anticipated under 20-year build-out conditions. The additional solid waste expected from the development of these new residential units is included in the solid waste generation discussion above in *Plan Buildout and Rezones*.

Design Control Overlay

The Revised Design Control (D) Overlay intends to protect scenic qualities, property values, and neighborhood character on certain key sites and along certain key corridors within the Valley. This overlay would not accommodate new residential or commercial development that could not otherwise occur under the existing Zoning Ordinance. Therefore, this program would not generate solid waste. *No impacts* would result.

Heritage Sites Overlay

The proposed Heritage Sites (HS) Overlay would designate certain parcels in the Santa Ynez Valley whose potential subdivision requires a higher level of scrutiny and careful consideration.



This overlay would not accommodate new residential or commercial development that could not otherwise occur under the existing Zoning Ordinance. Therefore, this program would not generate solid waste. *No impacts* would result.

Other Applicable Community Plan Policies, Programs, and Standards

No applicable Community Plan policies, programs, or standards have been identified that would generate additional solid waste beyond that described above. It is a goal of the proposed Plan to reduce solid waste stream and maximize diversion from landfills. To meet this goal, the Plan includes several policies and development standards that could reduce overall solid waste stream into Tajiguas Landfill. These are discussed in the discussion of programmatic Mitigation Measures below. In summary, proposed policies would not generate additional solid waste, and many would serve to mitigate potential impacts, therefore *no impacts* would result.

Impacts Related to Development of AHOD Sites

Impacts related to the Development of the AHOD sites were included in the programmatic impact calculations for solid waste. However, for informational purposes, the individual impact of each AHOD site is discussed below.

Impact PS-4(A) Solid Waste Generation: Site A

The Community Plan proposes to rezone this 2.27 acre site, which currently has split zoning of Highway Commercial/CH and 1-E-1 (Single Family Residential/Estate-1 acre minimum lot size), to General Commercial/C2 with an Affordable Housing Overlay of 20 units per acre/DR 20. The effect of this overlay would be to allow the development of up to 45 affordable housing units on the property. Using the assumptions discussed above in *Plan Buildout and Rezones*, Site A would generate approximately 118 tons of solid waste per year. Assuming a 50% reduction from recycling and composting efforts, Site A would generate 59 tons per year, which is less than the county's 196 tons per year threshold. Impacts are therefore Class III, *less than significant*.

Impact PS-4(B) Solid Waste Generation: Site B

The proposed Plan would rezone this site from Highway Commercial/CH to General Commercial/C2 with an Affordable Housing Overlay of 20 units per acre/DR 20. This property is 1.06 acres, which under this zoning, could allow the development of up to 20 affordable housing units. Using the assumptions discussed above in *Plan Buildout and Rezones*, Site B would generate approximately 52 tons of solid waste per year. Assuming a 50% reduction from recycling and composting efforts, Site B would generate 26 tons per year, which is less than the county's 196 tons per year threshold. Impacts are therefore Class III, *less than significant*.

Impact PS-4(C) Solid Waste Generation: Site C

Under the proposed Plan, this site would maintain its current Residential 1.0 zoning, but with an Affordable Housing Overlay allowing 12 units per acre (AHO Res12/DR 12). Under this



overlay, up to 24 affordable housing units could be developed on this 2.06 acre property. Using the assumptions discussed above in *Plan Buildout and Rezones*, Site C would generate approximately 63 tons of solid waste per year. Assuming a 50% reduction from recycling and composting efforts, Site C would generate 32 tons per year, which is less than the 196 tons per year threshold. Impacts are therefore Class III, *less than significant*.

Impact PS-4(D) Solid Waste Generation: Site D

The Community Plan proposes that this property would maintain its current Residential 1.0 zoning, but with an Affordable Housing Overlay allowing 12 units per acre (AHO Res12/DR 12). Under this overlay, up to 26 affordable housing units could be developed on this 2.06 acre property. Using the assumptions discussed above in *Plan Buildout and Rezones*, Site D would generate approximately 68 tons of solid waste per year. Assuming a 50% reduction from recycling and composting efforts, Site A would generate 34 tons per year, which is less than the 196 tons per year threshold. Impacts are therefore Class III, *less than significant*.

Mitigation Measures

Programmatic Mitigation

The following policies and development standards are included in the proposed Community Plan. These policies and standards are mitigative in nature and would therefore minimize the solid waste generation and impacts to Tajiguas Landfill:

POLICY RSW-SYV-1: Resource conservation and recovery shall be implemented in the SYVCPA to divert the waste stream from area landfills to the maximum extent feasible. Diversion shall be maximized through source reduction, recycling and composting.

Action RSW-SYV-1.1: The County shall strive to enhance public awareness of opportunities to source reduce, recycle and compost using programs identified in the Source Reduction and Recycling Elements.

Action RSW-SYV-1.2: The County, in conjunction with the local waste hauler, shall continue to encourage a residential, commercial, and industrial recycling program throughout the SYVCPA, including yard waste collection, composting and conservation programs.

DevStd RSW-SYV-1.3: All multi-family residential areas and commercial/industrial projects shall establish a recyclable material pickup area (i.e. recycling bins, loading dock) where collection of currently accepted recyclable materials could be accommodated.

DevStd RSW-SYV-1.4: Developers shall provide recycling bins at all construction sites to facilitate the recovery of all currently accepted recyclable construction materials.

Action RSW-SYV-1.5: The County shall encourage developers to use recycled building materials such as composites, metals, and plastics to the greatest extent feasible.

Action RSW-SYV-1.6: The County shall explore potential recycling drop-off sites that will not impact residential areas.



Action RSW-SYV-1.7: The County shall encourage the Chumash Reservation and casino to implement waste reduction and recycling programs.

POLICY RSW-SYV-2: The County shall strive to implement programs that increase opportunities for proper disposal of household hazardous waste as described in the Countywide Household Hazardous Waste Element.

POLICY RSW-SYV-3: The County shall strive to ensure that adequate solid waste services are available to accommodate expected growth in SYVCPA.

It addition to the policies above, implementation of the following standard mitigation measures for any discretionary projects would be required.

PS-4.1 Solid Waste Management Plan. Applicants for individual discretionary projects in the Plan Area shall develop and implement a solid waste management plan to be reviewed and approved by Public Works Solid Waste Division. The management plan shall include one or more of the following measures:

1. Provision of space and/or bins for storage of recyclable materials within the plan area.
2. Implementation of a curbside recycling program to serve the plan area.
3. Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County sponsored programs.)
4. Implementation of a monitoring program (quarterly, bi-annually) to ensure a 50% minimum participation in recycling efforts, requiring businesses to show written documentation in the form of receipts.
5. Development of Source Reduction Measures, indicating method and amount of expected reduction.
6. Implementation of a program to purchase recycled materials used in association with the proposed project (paper, newsprint etc.). This could include requesting suppliers to show recycled material content.
7. Implementation of a backyard composting yard waste reduction program.

Plan Requirements and Timing. A Solid Waste Management Plan that, at a minimum, contains measures listed above shall be submitted by the applicant to the Public Works Department and Planning and Development for review and approval prior to zoning clearance.

Monitoring. Prior to the approval and issuance of zoning clearance, Planning Department staff shall verify review and approval of the Solid Waste Management Plan by the Public Works Department.



PS-4.2 Development Fees. Residential and commercial development that would occur under the Community Plan shall be subject to Tajiguas landfill user fees upon adoption of such fees. The exact fee amount shall be determined by County Board of Supervisors. The fees are intended to cover additional operational costs resulting from Community Plan development. Upon closure of Tajiguas Landfill, development fees shall be used to supplement costs of new solid waste disposal facilities (i.e. landfills), waste to energy facilities, or other newly developed technologies that are intended to reduce overall solid waste generation.

Plan Requirements and Timing. The Public Works Department Resource Recovery and Waste Management Division, shall recommend the amounts of the new fee. The fee shall be paid by the developer prior to building permit issuance. Upon closure of Tajiguas, the County shall determine how to allocate the developers fees towards solid waste reducing programs or facilities. **Monitoring.** Upon the adoption of developer fees, Planning Department staff shall verify payment of fees prior to the approval and issuance of a Land Use Permit for a project within the Plan Area.

Mitigation Related to Development of AHOD Sites

The AHOD sites would be subject to the policies and development standards described within the Community Plan. Therefore, the AHOD sites would be required to follow the mitigative policies described above that aim to reduce overall solid waste generation. To further minimize solid waste impacts resulting from the development of the AHOD sites, mitigation measure PS-4.1 is recommended for any development under the AHOD designation.

Significance After Mitigation: *Programmatic Impacts of the Plan*

Although the mitigation measures above could reduce solid waste by up to 50%, the amount of solid waste generated from the Community Plan would still exceed the County's 196 tons per year threshold. Impacts would therefore remain Class I, *significant and unavoidable*.

Significance After Mitigation: *Impacts Related to Development of the AHOD Sites*

The solid waste generated from any individual AHOD sites would be less than significant without mitigation. The adherence to the policies and development standards described within the Community Plan as well as implementation of mitigation measure PS-4.1 would further reduce impacts. Residual impacts are less than significant.



PS-5 Cumulative Fire Protection Service Impacts

The impacts of the Plan, including the 20-year Plan buildout, would be combined with cumulative impacts resulting from development contemplated in the Buellton and Solvang General Plans as well as buildout of the Chumash Reservation. General Plan buildout in the City of Buellton would result in approximately 1,814 additional residential units and 1,197,730 sf of new commercial development. Buildout under Solvang's General Plan will result in approximately 532 additional residential units, and 115,436 sf of new commercial development. An additional 72 residential units is estimated to accommodate 2030 growth projections on the Chumash Reservation.

In addition to growth from buildout projections of the Plan and similar buildout projections from other jurisdictions within the Santa Ynez Valley, a few projects, programs, or initiatives would have the potential for additional growth in the Valley: for example, the Santa Barbara County Uniform Rules Update, the Winery Permit Process Ordinance, the Bradley Lands Annexation project in Santa Maria, the Los Alamos Community Plan, and the UCSB Long Range Development Plan. The Santa Barbara County Uniform Rules Update is estimated to result in the development of approximately 78 additional residential units throughout the agricultural areas of the Santa Ynez Valley Area. The Winery Permit Process Ordinance that was adopted in 2004 may encourage the additional development of small, low intensity wineries in the Valley.

When expected growth under the Community Plan is combined with expected growth under Buellton and Solvang's General Plan buildout and growth within Chumash Reservation, the estimated population of the Valley in 2028 is 26,760 (Santa Barbara County Regional Growth Forecast, 2007). With current firefighter protection services, the firefighter to resident ratio would be 1:2,432. Cumulative development within the Plan Area and within adjacent jurisdictions would not result in unacceptable fire protection service ratios in regards to the population to firefighter ratio standard, however, any additional development in the Ballard and Los Olivos areas would continue to exacerbate the existing inadequate fire protection due to the distance from the nearest County Fire Station.

On a cumulative basis, until such time as a new fire station to serve these areas is constructed and operational, emergency response to these areas would potentially impact response to other areas in the event of simultaneous emergencies. Hence, the Plan's contribution to cumulative impacts on fire services would be significant and unavoidable, given the uncertainty in timing and economic feasibility of constructing a new fire station. In addition, the construction of a new fire station in the Los Olivos area would be anticipated to result in potentially significant impacts to certain environmental resources as discussed above in Impact PS-1. Therefore, cumulative impacts related to provision of adequate fire protection services would be Class I, *significant and unavoidable*.

Mitigation Measures

With the incorporation of the proposed mitigation measure PS-1.1, potential impacts to fire protection services would be mitigated to the extent feasible. The construction of a new fire



station in the Los Olivos area would eliminate the existing inadequacy for response times for fire services in the Los Olivos and Ballard Areas.

Significance After Mitigation

As discussed above, the timing and economic feasibility of establishing a new fire station is unknown. Furthermore, the construction of a new station would have the potential for unavoidable and significant environmental impacts. Therefore, residual cumulative impacts related to provision of adequate fire protection services would remain significant and unavoidable.

PS-6 Cumulative Police Protection Service Impacts

Cumulative development within the Santa Ynez Valley, including both incorporated and unincorporated areas, could increase the demand for police protection services such that service ratios are not met. The current number of available law enforcement officers to service does not meet the SBCSD's "optimal" ratio of 1:1,200. Upon 20-year buildout of the Community Plan, the estimated population of Santa Ynez Valley is 26,760 (Santa Barbara County Regional Growth Forecast, 2007). With current staffing, the service ratio would be 1 law enforcement officer per 6,690 residents. As such, this could create the need for new or physically altered facilities in the future, the construction of which could cause environmental impacts. However, the location, size and type of such facilities is speculative at this point in time, and would be subject to subsequent environmental review. Insofar as the County continues to participate in Mutual Aid Agreements, adequate police protection service is likely to be provided. Additionally, as development occurs, or if it exceeds growth projections, and the demand for officers and staff increases, the payment of impact mitigation fees would provide funding for additional staffing and thus reduce potential impacts. Cumulative impacts are therefore Class III, *less than significant*.

Mitigation Measures

No additional mitigation measures are required.

Significance After Mitigation

Impacts would be Class III, *less than significant* without mitigation.

PS-7 Cumulative Public School Impacts

Cumulative residential development under the Community Plan and development within adjacent jurisdictions could generate enough students such that it may exceed the capacity of schools within the Santa Ynez Valley Area and therefore require new or altered school facilities in the future. Currently, there are no proposed schools within the Plan Area. Although development of new schools could result in environmental impacts associated with ground disturbance (e.g., biological resources, cultural resources, etc.), and/or noise and traffic, a



precise evaluation of environmental impacts would be speculative because the location and timing of such a facilities is not known at this time. Future facilities that would need to be constructed as a result of cumulative development would be subject to subsequent environmental review. Additionally, the collection of state-mandated fees (pursuant to Section 65995 (3)(h) of the California Government Code) is considered full and complete mitigation for impacts to public schools. Therefore, cumulative impacts to public school would be Class III, *less than significant*.

Mitigation Measures

No additional mitigation measures are required.

Significance After Mitigation

Impacts would be Class III, *less than significant* without mitigation.

PS-8 Cumulative Solid Waste Impacts

As stated in the Santa Barbara County Environmental Thresholds Manual, a project that would generate 40 tons of solid waste or more per year would result in a cumulatively significant impact. Upon 20-year buildout, the Community Plan would generate approximately 1,542 tons of solid waste per year. Additionally, buildout under Buellton and Solvang General Plans, and growth on the Chumash Reservation would generate approximately 3,386, 698 and 94 tons per year, respectively¹¹. In total, the Santa Ynez Valley area would generate roughly 5,720 tons of solid waste per year upon buildout of the Community Plan, Buellton and Solvang General Plans and growth on the Chumash Reservation. This would exceed the County's threshold for cumulative impacts, thus cumulative impacts related to solid waste generation are Class I, *significant and unavoidable*.

Cumulative development under the Community Plan and development within adjacent jurisdictions would substantially increase the amount of solid waste directed to Tajiguas Landfill over existing solid waste generation. Solid waste generation could increase to such a level that it would require new or expanded landfills. However, Tajiguas landfill is expected to provide service to these areas through 2022. Furthermore, the California Integrated Waste Management Act requires that counties prepare a solid waste management plan that plans for at least 15 years into the future. Therefore, the County will soon be required by state law to begin planning for solid waste disposal for the Community Plan Area and other jurisdictions that are served by Tajiguas. Any proposed new or altered facility would be subject to additional environmental review.

¹¹ These estimated solid waste generation factors include a 50% reduction, as mandated by the California Integrated Waste Management Act.



Mitigation Measures

Beyond the mitigative policies within the Community Plan and mitigation measures PS-1.1 and PS-1.2, no feasible mitigation measures are available to fully mitigate cumulative impacts associated with the proposed Community Plan.

Significance After Mitigation

The Community Plan's contribution to cumulative impacts to solid waste disposal facilities would remain Class I, significant and unavoidable, and no mitigation measures are available to fully address this impact.

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